

<b>Depth/Size (ft):</b>		<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	1974
<b>Frontage (ft):</b>		<b>Bathrooms:</b>	2	<b>Age:</b>	50
<b>Lot Area:</b>		<b>Full Baths:</b>	1	<b>Zoning:</b>	RM-4
<b>Flood Plain:</b>		<b>Half Baths:</b>	1	<b>Gross Taxes:</b>	\$1,779.73
<b>Rear Yard Exp:</b>		<b>Maint. Fee:</b>	566.00	<b>For Tax Year:</b>	2023
<b>View:</b>	Yes			<b>P.I.D.:</b>	000-604-381

<b>Style of Home:</b>	1 Storey,Corner Unit	<b>Parking:</b>	Total: 1 - Covered: 1
<b>Construction:</b>	Concrete	<b>Covered Parking:</b>	1
<b>Exterior:</b>	Mixed	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Garage; Underground
<b>Rain Screen:</b>		<b>Locker:</b>	Yes
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	72
<b># of Fireplaces:</b>	0 - Fuel:	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Hot Water	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Balcny(s) Patio(s) Dck(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Tar & Gravel	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Mixed	<b>Fixtures Rmvd:</b>	No

<b>View:</b>	Yes : MOUNTAINS
<b>Mgmt. Company:</b>	Haven Properties
<b>Complex / Subdiv:</b>	CHARTER HOUSE
<b>Services Connected:</b>	Electricity,Sanitary Sewer,Water
<b>Legal:</b>	STRATA LOT 57, SUB BLOCK 13, PLAN NWS180, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE
<b>Amenities:</b>	Club House,Elevator,Exercise Centre
<b>Site Influences:</b>	Central Location,Recreation Nearby,Shopping Nearby
<b>Features:</b>	ClthWsh/Dryr/Frdg/Stve/DW
<b>Bylaw Restrict:</b>	Pets Not Allowed,Rentals Allowed
<b>Listing Broker(s):</b>	Stonehaus Realty Corp.

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Primary Bedroom	14' x 10'6			
Main	Bedroom	11'4 x 10'5			
Main	Living Room	19'6 x 12'6			
Main	Dining Room	8'8 x 7'11			
Main	Kitchen	7'10 x 7'7			
Main	Foyer	7'11 x 5'			

<b>Finished Floor (Main):</b>	971 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	0 sqft	<b># Of Kitchens:</b>	1	Main	4	No
<b>Finished Floor (Below):</b>	0 sqft	<b># Of Levels:</b>	1	Main	2	Yes
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	971 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>				
<b>Grand Total:</b>	971 sqft	<b># Of Pets:</b>				

Discover this beautiful 2-bedroom, 1.5-bathroom corner unit offering breathtaking mountain views. The spacious master bedroom features a walkthrough closet leading to a semi-ensuite bathroom. Recent updates include wide plank wood laminate flooring, refinished countertops, and fresh paint throughout, creating a modern and inviting atmosphere. Enjoy the excellent amenities of the building, including an exercise center, and a lounge- perfect for relaxing or entertaining guests. Located just steps from Royal City Centre, Moody Park, and the vibrant shops and restaurants of Uptown, this unit offers unparalleled convenience and lifestyle. Open House July 27 & 28 from 1-3pm